CITY OF WAYNESBORO PLANNING COMMISSION  
Work Session, Tuesday, April 23, 2024  
6:30 pm  
Council Chambers, 503 West Main Street, Waynesboro Virginia 22980

AGENDA

1. Presentation and discussion of the Smith Farm Planned Unit Development

2. Overview and discussion of cottage housing

Citizens can stream the meeting live via the City’s YouTube channel:  
https://www.youtube.com/c/WaynesboroVAcity/

Thank you for attending.  
For those with special needs, please contact the Planning Division at 540.942.6604 for any accommodations required at least 3 days prior to the meeting you wish to attend. Assistive listening devices available.
April 11, 2024

City of Waynesboro
Planning Commission
230 S. Wayne Avenue
Waynesboro, VA 22980

RE: Smith Farm PUD Submission (ZMA-2023-0022)

Dear Commissioners:

Thank you for the opportunity to introduce the proposed development of portions of the Smith Farm for your consideration. In anticipation of engaging and productive discussions during this process, we thought it would be helpful to offer some background and context that has guided our studies to this point.

Our history on this property goes back nearly 10 years prior to and throughout the DuPont settlement processes. Aquatic and riparian resources on the Smith Farm led to its identification as one of many sites presented to and considered by the City and Trustees. Since that time, our team has remained connected to the property, its many admirable attributes and its clear potential to leverage assets within the city limits. In the fall of 2022 we met with City Management, to help secure utility easements and environmental benefits on the property. Stream channels and native riparian buffers on the property were restored and protected under easement to improve water quality and aquatic habitats, thereby meeting some of VDOT’s requirements under Chesapeake Bay TMDL requirements in the greater Shenandoah watershed. During the collaboration, the group began to collectively reimagine future options for the Farm.

Prior visions pegged Smith Farm’s 147 acres for donation to the City in “As-is” condition -including abandoned structures and the Old District Home - and subject to deed restrictions that would limit the use of the property to passive recreational parkland and conservation lands. City Officials expressed reluctance to place such a sizeable operational budget burden on Parks and Recreation Department without any increase in housing stock / tax base or improvements such as trails and neighborhood amenities. Further concern was expressed about ownership and liability of the significantly deteriorating buildings on site.

With such concerns in mind, in late 2022 and through first half of 2023, we held several meetings with City planning, management, and legal staff that resulted in a multi-faceted agreement allowing for thoughtful development and conservation at Smith Farm. Together, our team and City Officials focused on key and mutually beneficial drivers such as: economic tax base, presence of existing utilities, provision of public parkland and greenway connectivity, housing variety, removal of the dilapidated District home, and identification of alternative conservation lands within the City. A Memorandum of Understanding (MOU) was drafted, approved by City Council,
and entered by City Management in May of 2023 and since then, our team, along with City staff’s guidance and invaluable input, has worked diligently to achieve and incorporate each of these items in the current plan that is being proposed.

In absence of deed restrictions once tied to the donation, the property is currently zoned R-12 allowing for single-family detached homes on lots >12,000 sf with a minimum frontage of 75 feet, or under cluster designation, 3.5 dwelling units per acre. The proposed Planned Unit Development (PUD) limits residential development to ~2.75 units per acre, and clusters units in the most developable acreage with connection to existing utilities and roadways, thus still providing 60+ acres for parkland and recreation. The proposal enables and leverages the long awaited greenway trail and preserves benefits of the recently restored stream. Further, the PUD and MOU provide for the City to designate another City property of comparable scale for conservation, recreation, and similar purposes.

We believe the proposed PUD and MOU to be thoughtfully assembled for mutual benefit and responsible allocation of land within the City limits. Waynesboro is a unique and inviting City with renewed and increasing interest as a center of commerce, community, and outdoor amenities. The guidance and creativity offered by City Staff and Officials through the planning process at Smith Farm is indicative of its hospitality and exceptionality.

We welcome the opportunity to meet with each of you, should that be of interest, to help clarify any questions, address concerns, and exchange ideas. Your feedback and discussion on the proposal will be most appreciated. We look forward to working with you all and thank you again for the opportunity.

Respectfully,

Aaron Revere

cc: Keith Whipple
    Leslie Tate
    Todd Wood
SMITH FARM PUD CODE OF DEVELOPMENT

The following report details the nature, extent, and justification of the applicant’s requested change of zoning to TMPs 16-1-A, B, C, D and 15-1-E.

A. PROJECT INTRODUCTION:
Located north of Village Apartments at Hopeman Parkway and east of Duke Road, Smith Farm includes approximately 147 acres of rolling open field and a restored and protected stream that flows eastward to the South River.

The property has been identified as suitable land for development, conservation and recreation. With these uses in mind, and in keeping with the goals and objectives laid out in the City’s 2018 Comprehensive Plan, Stockbridge OPCO, LLC, contract purchaser of the property, submits the attached application materials detailing the vision for development of residential housing, open space and related land uses at Smith Farm.

Project Description
The proposal is to re-zone approximately 147 acres, known today as Smith Farm and located at 1400 Duke Road, to enable reasonable flexibility in development of the multi-parcel property and allow for a mix of residential housing types with potential for limited commercial activity as well. Development of the Property is considered suitable and viable given the property’s topography, vehicular access, and proximity to both ongoing development and existing utilities.
The property is currently zoned R-12, allowing for single-family detached homes on lots >12,000 sf with a minimum frontage of 75 feet, or under cluster designation, 3.5 dwelling units per acre. Adjoining parcels to the south are presently pursuing R-MF densities of up to 10 DUA.

The intent is to rezone the Property under a Planned Unit Development that targets by-right and cluster densities while allowing for greater flexibility in housing type and lot size – a strategy that will enable a wider range of home values, reduced stormwater runoff and land degradation, greater land preservation and broader benefit to adjoining communities and City residents.

**Adherence to the Comprehensive Plan**
In its genesis, the proposal supports Planning Principles stated in the City’s 2018 Comprehensive Plan.

<table>
<thead>
<tr>
<th>WAYNEBORO 2018 COMPREHENSIVE PLAN</th>
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<tr>
<td><strong>Stewardship</strong> - “In all efforts, Waynesboro must be careful and economical and remain committed to getting and staying ahead of maintenance costs.”</td>
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<tr>
<td><strong>Balance</strong> - “Right now, too few strong households are choosing Waynesboro, and so a commitment to achieving a sustainable demographic profile is critical.”</td>
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<td><strong>Resourcefulness</strong> - “Whether natural amenities or the built environment, the city’s long list of assets must be nurtured.”</td>
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Working with the current owner and City Officials, the applicant has restructured the potential of the subject property to:

1. Reduce anticipated long-term maintenance and operating costs of the City’s Parks and Recreation Department.
2. Ensure demolition and removal of the derelict and unsafe District Home structure on Duke Road to alleviate current liability and clear path for development and additive tax base.
3. Create wider variety of housing opportunities to attract new demographics and increase the City’s tax base by leveraging current or proposed infrastructure.
4. Connect communities and households to the North Greenway Trail and the City’s natural assets.
5. Mitigate flood potential through onsite stream restoration management.
6. Conserve for recreational and/or open space preservation benefit, roughly 100 City-owned acres elsewhere in the City.

Primary elements of the proposed concept plan elements for Smith Farm are summarized below, illustrated in Section B and described in detail according to Sec. 98-3.2.2 of the Waynesboro Code of Ordinances.

**Housing**
The proposed development will offer a range of housing types and price points in four phases/precincts, all of which will benefit from a truly unique connection to the North Greenway Trail,
woodlands and vast viewsheds. Townhomes, single-family homes, estate lots and manufactured homes/cottages are proposed in fashion that will foster community and meet growing demand for housing with connection to Waynesboro’s unique offerings.

Existing and proposed road and utility lines will be extended to serve dwellings, thereby leveraging the City’s prior investments in infrastructure and community building in/around Legacy Neighborhoods “where the city’s capacity to compete has a durable foundation.”

**Environment**
The proposed development preserves sensitive stream and woodland ecologies, viewsheds and additionally delivers an important connection in the long envisioned North Greenway Trail and 2018 Comprehensive Plan circumferential trail system, enabling residents convenient (short-walk access) to trailheads/trails and helping extend access to the new and existing neighboring developments such as:

- Ivy Commons Subdivision
- Summit Townes
- Claybrook Neighborhood
- Evershire Townhomes
- Parkway Village Apartments

As part of the project, a substantial segment of the North Greenway Trail will be built and dedicated to provide access to outdoor environments through the center property allowing for pedestrian connectivity along the recently restored / conserved stream corridor. Similarly, a segment of the South River Greenway trail along the eastern edge of the property would be dedicated, affording access for boaters/fisherman. Further, these trails segments help deliver the pedestrian connectivity that may ultimately connect to the southwest of the Site to Basic Park and beyond.

An existing cemetery on the property (located at/near the boundary between the Duke Road and Streamside Development Areas) is to be preserved and protected.

**Suitability**
Existing conditions and natural features support development in four precincts or phases as identified in the concept plan(s) – Hopeman Ridge, Westfield, Streamside and Duke Road Development Areas. The balance of the property, including the vast majority of its abundant natural resources such as streams, wetlands, and central highground, is intended to be preserved as parkland for residents and visitors and to further enable completion and enhancement of the North Greenway Trail.

The subject property enjoys 0.44 miles of frontage and a commercial entrance on Duke Road at its eastern limit, four potential right-of-way connections at the proposed Gilford Townhome project (south), Lee Lodge (southwest) and Ivy Commons Subdivision (west), and future opportunity for Right-of-way connections to the northwest. All access points are leveraged by the concept plan to ensure connectivity.

**Circulation**
Conceptual road networks are identified as illustrated below in Section B. Networks are planned with careful consideration of connectivity and proposed development plans (pending approval) to the
property’s south and west. Right-of-way is extended, in all possible cases, to the property boundary to ensure both near and long term connectivity options.

The Duke Road Development area is anticipated to make use of existing road frontage which may service lower density residential uses via shared driveways serving up to 3 units, and the existing commercial access to the Streamside Development Area (current District Home Site).

Connectivity between Development Areas noted above is largely limited due to a recorded stream conservation easement crossing the site, sensitive ecologies and topographical challenges. A roadway connection is proposed between Hopeman Ridge and Westfield at the site’s southern boundary. Horizontal and vertical geometries for this connector will be further studied and reviewed with DPW during site plan/subdivision design however existing conditions and site constraints may result in >8% slopes and <50’ ROW.

Utilities
Public water (blue) and sewer (green) facilities are available on site as per the City’s GIS mapping records illustrated below. Additional facilities may be extended via connection to the proposed Summit Townes project (south) and Ivy Commons Subdivision (west).
Safety
The Old District Home building (shown at right), while conveniently sited with access to Duke Road, is in disrepair and has become an eyesore and liability for the area. Its removal is long overdue and creates opportunities for light development in a transitional corridor connecting the City to its rural adjacencies.
B. CONCEPT PLAN: SMITH FARM
Exhibit provided below. See Attachment for annotated master plan.

C. PERMITTED USES

As presented in this proposal, the Property meets the intention of the PUD district as it offers enhanced protection of natural resource areas, elements of traditional neighborhood development, and a complementary mix of residential and nonresidential uses.

Residential
The applicant proposes to limit the overall residential unit count on the Property to no more than 400 units (~2.75 dwelling units per gross acre).

Allowable Residential Uses: The applicant proposes to provide/allow a mix of housing types including the following as possibilities based on market conditions:

Hopeman Ridge Development Area (Maximum of 180 Dwelling Units, 180 illustrated)
- Single-family Detached houses
- Single-family Attached houses
- Two-family houses
- Corner lot duplex houses
- Multiplex houses
- Townhouses
Westfield Development Area (Maximum of 150 Dwelling Units, 139 illustrated)
- Single-family Detached houses
- Single-family Attached houses
- Two-family houses
- Corner lot duplex houses
- Townhouses

Streamside Development Area (Maximum of 50 Dwelling Units, 45 illustrated)
- Single-family Detached houses
- Single-family Attached houses
- Two-family houses
- Corner lot duplex houses
- Multiplex houses
- Townhouses
- Manufactured Home Subdivision (not to exceed 30 units, in compliance with Sec. 98-4.2.8)

Duke Road Development Area (Maximum of 20 Dwelling Units, 11 illustrated)
- Single-family Detached houses
- Accessory Dwelling Units (max SF 1,000) on primary lots greater than 2 acres in size

Residential Amenity Areas
Open Space amenities such as Community Gardens; Tot Lots/Playgrounds; Trails/Greenways; Picnic Areas/Pavilions; Mini-Parks; Plazas; Squares; Neighborhood Parks; Clubhouse/Pool Amenity Areas; and/or other outdoor amenities as deemed appropriate by the Director of Community Development, will be considered allowable uses in all Development Areas listed above.

Unit counts may, based on engineering and market constraints, be redistributed between Development Areas but, in no event shall any development area exceed its maximum allowable limit listed above and in no event shall the aggregate residential unit count exceed 400 in the Smith Farm PUD Area.

Commercial
Commercial uses may, in lieu of residential uses, be allowed in the Streamside Development Area only if/as approved by the City of Waynesboro Planning Department under Conditional Use Permit.
D. AREA AND DIMENSIONAL STANDARDS

The applicant is proposing a total residential unit count not-to-exceed 400.

- The proposed Hopeman Ridge Development Area is approximately 25 acres. The applicant proposes, in this area, a maximum residential unit count of 180 units.

- The proposed Westfield Development Area is approximately 35 acres. The applicant proposes, in this area, a maximum residential unit count of 150 units.

- The proposed Streamside Development Area is approximately 10 acres. The applicant proposes, in this area, a maximum residential unit count of 50 units.

- The proposed Duke Road Development Area is approximately 28 acres. The applicant proposes, in this area, a maximum residential unit count of 20 units (accessory dwellings included).

Residential units in the above proposed Development Areas shall comply with RG-5 area and dimensional standards listed in Sec. 98-2.5.4, or, in the case of manufactured home subdivision(s), if provided in the Streamside Development area, Sec. 98-4.2.7-8.

Any commercial use that may be proposed, in lieu of Residential Uses, in the Streamside Development Area will require a Conditional Use Permit with accompanying area and dimensional standards.
E. COMMON AREA AND AMENITIES

Per PUD standards, a minimum of 28 acres will be preserved as open space, of which a minimum of 17 acres will be contiguous, and a minimum of 7 acres improved in accordance with Sec. 98-5.8 of the City Code.

Currently, as shown on the attached Land Use & Development Zones Exhibit below, approximately 60 acres of common area is proposed to be dedicated to the City as Parkland / Greenway. The Greenway, an eight-foot-wide paved asphalt trail, will generally follow adjacent to (parallel to) the City’s existing utility easement helping ensure ease of access for maintenance of both, as well as pedestrian friendly grades and public enjoyment. The greenway and utility easement will largely not overlap except where necessary, such as at stream crossings. Access to the parkland for non-adjacent properties would be provided in the District Home Development Area.

Land Use & Development Zone Exhibit
To meet the stated provision of >7 acres of improved common area, the following amenities are proposed:

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Description</th>
<th>Area Depicted in Concept Plan (ac)</th>
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</thead>
<tbody>
<tr>
<td>Playground/Tot Lot</td>
<td>Playgrounds/Tot Lots may be designed with commercial grade play equipment as per Section 98-5.8.2.1 or natural play elements, provided that such elements meet ASTMF1487-17 minimum safety standards.</td>
<td>0.5</td>
</tr>
<tr>
<td>Picnic Areas</td>
<td>Size is from 2,500 SF to one acre with picnic tables and trash receptacle(s) in natural setting. May include pavilion/shelter and/or outdoor game area if/as approved by HOA.</td>
<td>2.23</td>
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<tr>
<td>Community Gardens</td>
<td>Size is from 2,500 SF to two acres. May include: raised beds, storage sheds, compost bins, potting tables and gathering space.</td>
<td>1.00</td>
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<tr>
<td>Mini-Parks</td>
<td>Size is from 2,500 SF to one acre. in the surrounding neighborhood it is designed to serve. Rear facing lots are allowed. Mini-parks shall be attractively landscaped and be provided with sufficient natural or man-made screening or buffer areas to minimize any negative impacts upon adjacent residences.</td>
<td>2.22</td>
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<tr>
<td>Green</td>
<td>Greens are informal areas for passive use bound by roads or front facing lots. A green shall be bound by roads on a minimum of three sides or 75 percent of their perimeter and may be bound by front facing lots on one side or 25 percent of their perimeter. No rear facing lots are allowed adjacent to a green. Tree plantings can be informal and the topography irregular. Greens may be used to preserve specimen trees. Size is 500 SF to one acre.</td>
<td>0.69</td>
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<tr>
<td>Community Trails</td>
<td>Designed to connect residential development areas to community open spaces, dedicated parklands and Greenway Trail, Community Trails will be constructed of a natural surface (hardwood mulch or stone) with a minimum width of 4’ and may contain irregular topography.</td>
<td>0.36</td>
</tr>
<tr>
<td>Greenway Trail Head(s)</td>
<td>A minimum of four public parking spaces will be provided in the District Home Development area. A signage kiosk, bench and trash receptacle (to be maintained by the Parks Department) shall be provided at the eastern and western trail head with landscape and picnic tables. The listed features shall meet the standards of the City of Waynesboro’s Parks and Recreation Department.</td>
<td>0.76</td>
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<tr>
<td>Greenway Trail (as described above)</td>
<td>The Greenway will follow natural or constructed features such as streams or roads and be designed to incorporate natural settings such as creeks and significant stands of trees within neighborhoods, and be used for transportation, recreation, wildlife corridors and environmental protection. The Greenway will be constructed of 8’ wide asphalt with otherwise natural detailing (informal plantings) and may contain irregular topography.</td>
<td>0.72</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>8.48</strong></td>
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The HOA shall be responsible for the upkeep and maintenance of all common areas, including common open spaces, common area easements, and recreational facilities.

Acreage outlined above is based on the concept plan and may be reallocated and/or adjusted based on market conditions, demand and site plan entitlements provided that the 7 acre minimum requirement is met and that any such reallocation shall be approved by the Director of Community Development. Other improvement options may be provided in addition to, or in lieu of, the above if/as deemed appropriate by the Director of Community Development and provided that the 7 acre minimum requirement is met.

Amenity Exhibit provided below. See Attachment for annotated master plan.

**Improved Amenity Exhibit**

![Amenity Exhibit Image]

**F. DESIGN GUIDELINES**

The following Architectural Standards will guide development and quality of the project to ensure that structures are appropriate within the context of the surrounding properties and the larger community. Such standards will be managed/enforced by the HOA.

**ARCHITECTURAL GUIDELINES**

1. Architectural details and exterior finish materials shall be the same on all elevations of the main body of the house so that the main body provides a consistent palette of materials, finishes, and colors for wall and roofing materials.

2. Exterior Wall finishes may include:
   a. Wood (5”-6” exposed siding)
b. Masonry board or fiber cement siding

c. Vinyl

d. Brick

e. Stucco

f. Synthetic stucco

g. Exterior Insulated Finish Systems (EIFS) except on ground floor

h. Stone or synthetic stone

i. Other materials must be submitted with samples and be expressly approved by the HOA.

3. Foundation walls may be built of the following materials:

a. Brick

b. Stone

c. Brick or stone veneer on concrete block

d. Smooth-finished poured concrete or painted brick-form poured concrete.

4. The following materials may be used for roofing:

a. Dimensional shingles

b. Natural Slate

c. Wood shake

d. Synthetic slate or shake

e. Standing seam or 5v-crimp metal (including copper)

f. Membrane roofing (for flat roofs behind parapet)

5. Architectural detailing shall remain consistent on all elevations of the main body of the house.

6. Any vertical flue chimneys should be constructed of non-combustible materials.

7. Any keystones, architectural coins, and other brick or stone embellishments should show a varied plane from the main body of the building where appropriate.

8. All roof vents shall be comprised of the following types:

a. Off-ridge vents when located on the rear lot side of ridge and where not visible from side street.

b. Continuous ridge vents.

c. Gable end vents.

9. Pitched roofs, if provided, should be sloped no less than 5:12 for the main portion of the house and no less than 3:12 for any porch or shed extension.

10. Flat roofs should be enclosed by parapets to the satisfaction of the HOA.

11. Porches and stoops, if provided, shall be made of brick, concrete, stone, wood or synthetic wood.

12. Balconies and porch railings shall be made of painted wood, wrought iron, powder coated aluminum or other material approved by the HOA.

13. Front yard fencing, if provided, shall be made of wood, iron, powder coated aluminum or other materials approved by the HOA. No front yard fence should be in excess of 48 inches in height (not including posts).

14. All mechanical units shall be screened by vegetation or fencing or be installed in the parapet areas of the roofs of the affected building.
15. Any window muntins shall be between 5/8” and 7/8” wide and shall project out from the glass or set between glass to give the appearance of true divided lites.

16. Clear glass shall be used in all windows and doors. Stained glass is an allowable material in special windows.

17. Patterned or frosted glazing is allowed on side and rear façade of buildings where not readily visible from the street on which the building fronts.

18. Shutter heights should be equal to the window sash height.

19. All garage doors shall be a minimum of 7’-0” in height.

20. Exterior light fixture styles should be an appropriate scale and character selected to match the architectural style of the house.

21. The following items shall not be located in front yards, side yards facing a street or sidewalk, nor shall they be visibly apparent from nearby streets:
   a. Clothes lines
   b. Antennae
   c. Satellite dishes
   d. Synthetic flora and fauna
   e. Pools, hot tubs, saunas or spas.

22. Private Walkways
   a. Front walks should be a minimum width of 36”.
   b. Sidewalks should be constructed of brick, stone or concrete pavers, aggregate concrete or poured in place concrete.

LANDSCAPE GUIDELINES

1. Plants should have normal, well-developed branches and vigorous root systems at the time of installation.

2. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.

3. Stormwater detention and retention systems may be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.

4. Stormwater detention and retention systems may be planted with appropriate Trees, Shrubs and grasses. Plants in basin areas prone to submersion should be hydrophilic. Contractors shall provide a replacement warranty for work in these areas for a one-year period.

5. A minimum 5’ deep foundation planting bed shall be provided along the front façade of all residential dwelling structures unless such area abuts a sidewalk.

6. All landscape areas compacted during construction activities should be retilled and reconditioned to provide a viable topsoil layer that can support the long term health and vitality of landscaping provided.

7. The topsoil within the construction area of a residential unit should be removed, stored and amended with organic soil additives as recommended by the landscape contractor prior to being redistributed.
SITE DEVELOPMENT STANDARDS

The following Site Development Standards will guide development and approvals of the project so as to maximize quality and livability within the built environment.

1. The Property will be developed consistent with the attached Conceptual Master Plan (the “Plan”) prepared by Waterstreet Studio dated January 1, 2024 and this PUD Statement and Development Standards. Provided, however, the orientation, amenities, roadways, location of dwellings, sidewalks, buildings and density may vary from the Plan so long as the development is generally consistent with the Plan and Application.

2. Individual Plans of Development shall comply with Development Standards listed in Chapter 74 of the City Code regarding subdivisions and in Article 5 of the City’s Code of Ordinances except, however:
   a. sidewalks shall be required along one side of proposed streets; and,
   b. sidewalks shall not be required along Duke Road; and
   c. shared driveways may serve up to three (3) residential units in the Duke Road Development Area, provided that a maintenance agreement is recorded with the sale of each lot for which the shared driveway serves.

3. Traffic analysis and access management studies shall be completed by the developer at each of the following phases of development to ensure safe access and appropriate street design. The developer will be responsible for all upgrades warranted as a result of these analyses:
   a. Hopeman Ridge
   b. Streamside
   c. Westfield

4. There shall be restrictive covenants recorded governing appropriate development, standards and uses, and the restrictive covenants shall include a mandatory homeowners association (the “HOA”). The restrictive covenants when recorded shall be consistent with the development standards as well as the Architectural Standards and Landscape Guidelines herein, and the restrictive covenants shall provide that the HOA is responsible for the enforcement of all Architectural Standards and Landscape Guidelines. The restrictive covenants shall be submitted to the City of Waynesboro attorney for review and approval.

5. Residential units in the Smith Farm PUD shall comply with RG-5 area and dimensional standards listed in Sec. 98-2.5.4, or, in the case of manufactured home subdivision(s) in the Streamside Development area, Sec. 98-4.2.8.

6. For the purpose of review and conformance, the term “manufactured home” included herein and throughout, refers to the City’s definition of such as found in Sec. 98-10.3.
G. STREET STANDARDS

With the following listed exceptions, Smith Farm and the Development Areas within it, will comply with City of Waynesboro street design standards, as described in City Code, Chapter 74, Article 4 to protect for the convenience, health, safety and general welfare of the future residents of the subdivision as well as the character of the surrounding property and the general welfare of the entire community.

Sec. 74-61(b) – Blocks. The maximum length of a residential block shall be 1,200 feet in the Hopeman Ridge Development area. The minimum length of a residential block shall be 250 feet in the Streamside Development Area.

Sec. 74-62(b) – Lots. Side lines of lots in the Duke Road Development Area shall be perpendicular to straight street lines and radial to curved street lines, for the first 100 feet.

Sec 74-71(c) – Intersection. No more than two streets shall intersect at one point. Intersections shall be laid out so as to intersect as nearly as possible at right angles. A 75-degree angle shall be the least acceptable angle between two intersecting streets except as provided at the southwest connection to Summit Townes in the Hopeman Ridge Development Area where geometries are constrained by connectivity requirements and environmental easements.

Sec 74-71(e) - Right-of-way. The minimum width of right-of-way shall be sufficient to accommodate all roadway elements, including pedestrians, multiuse trails, bicyclist, shared use paths and the clear zone and extend at least one foot behind any feature intended to be maintained by city as part of the roadway. However, the minimum width of right-of-way shall be no less than 50 feet except as provided at the connection between the Hopeman Ridge and Westfield Development Area where geometries are constrained by connectivity requirements and environmental easements. No right-of-way shall be used for street trees when less than 60 feet of right-of-way is provided.

Sec 74-71(g) – Cul-de-sacs. No cul-de-sac street shall exceed 750 feet in length, excluding the turnaround, from its nearest intersection.

Sec 74-71(i) – Grades. The maximum allowed street grade throughout shall be six percent except as provided at the connection between the Hopeman Ridge and Westfield Development Area where geometries are constrained by connectivity requirements and environmental easements. The planning commission may additionally and otherwise allow grades in excess of six percent where it determines that such a street grade will permit better lot arrangements with less adverse environmental impact.

Sec 74-71 (k) – Sidewalks. A concrete sidewalk at least five feet wide exclusive of curbing and constructed to city standards shall be provided on one side of all local, collector, and arterial streets. In all instances the dedicated right-of-way shall be sufficient to permit installation of sidewalk at some point in the future.

Sec 74-72(2) – No sidewalk shall be required along Duke Road as the intent of the Duke Road Development Area is to preserve the rural character of the roadway and limit adverse impacts on neighboring properties.
H. PROJECT BOUNDARY BUFFER ALTERNATIVES

Project Boundary Buffers for the Smith Farm PUD will be provided in accordance with Sec. 98-5.4.5.A.3.

I. PHASING

The required landscape buffers will be required with each phase of the development – each phase shall be considered to have its own respective project boundary. The phasing and sequencing of construction is unknown at this time and will be dependent upon market conditions, and plan of development approvals. Conceptually, however, the following phase sequencing is anticipated:

Phase 1: Hopeman Ridge
As approved under site development plan applications, the Hopeman Ridge Development will include:
- Construction of up to 180 dwellings
- Construction of associated roadways, water/sewer/gas and stormwater utilities
- Construction of Turn Lane(s) if/as required at Hopeman Ridge Parkway
- Construction of .74 miles of Greenway connecting ROW at the SW boundary of the site to the ultimate Trail Head in the Streamside Development Area
  o Note: if completion of the Greenway precedes development of the Streamside Trail Head, a temporary greenway connection to the Duke Road ROW shall be provided
- Construction of community trails, playground/tot lot area, picnic area and green in general accordance with the application plan, or in comparable equivalence if/as otherwise approved by the Director of Community Development.
- Dedication of Public Parkland(s)

Phase 2: Streamside
As approved under site development plan applications, the Streamside Development will include:
- Demolition and removal of District Home (see proffer statement)
- Construction of up to 50 dwellings
- Construction of associated roadways, water/sewer/gas and stormwater utilities
- Construction of Greenway Trail Head, community trails, and picnic area in general accordance with the application plan, or in comparable equivalence if/as otherwise approved by the Director of Community Development.

Phase 3: Westfield
As approved under site development plan applications, the Streamside Development will include:
• Construction of up to 150 dwellings
• Construction of associated roadways, water/sewer/gas and stormwater utilities
• Construction of roadway connection to Hopeman Ridge Development Area if/as approved through site plan review process
• Construction of community trails, mini-parks, picnic area and community garden in general accordance with the application plan, or in comparable equivalence if/as otherwise approved by the Director of Community Development.

Phase 4: Duke Road
As approved under site development plan applications, the Streamside Development will include:
• Construction of up to 20 dwellings
• Construction of water/sewer/gas and stormwater utilities
• Construction of community trails in general accordance with the application plan, or in comparable equivalence if/as otherwise approved by the Director of Community Development.

Each phase shall constitute a self-sufficient infrastructure system. Phase sequencing may be altered based on market demand and entitlement proceedings. Amenity Exhibit provided below.
J. STATEMENT(S) OF DEVELOPER’S UNDERSTANDING – PUBLIC WORKS ENGINEERING

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the facility fees has been received in accordance with Ch. 86 of the City Code.

2. Any engineering evaluations to determine system adequacy and upgrades or extensions will be the responsibility of the owner/developer and are subject to the City’s review and approval.

3. Investigation of available fire and domestic flows to ensure that the system is capable of providing the needed pressure and flows to comply with City and Fire Code requirements for the proposed use of the property will be required during preliminary engineering phases. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to City review and approval.

4. All infrastructure including, but not limited to, water, sewer, streets, stormwater management and pedestrian facilities are to be designed and constructed in accordance with the most recent and applicable AWWA, VDH, VDOT, DEQ and City standards at the time of plan development.

5. Environmental studies to be completed by the developer as part of the preliminary engineering phase.
SMITH FARM PUD PROFFER STATEMENT:

The applicant hereby voluntarily proffers, on behalf of itself, its personal representatives, successors and assigns that, in the event that the subject property (the “Property”) is rezoned from R-12 to PUD, the development and use of the property will be subject to the following conditions:

1. The Property will be developed in general accordance with application plans and descriptions provided herein.
2. Parkland of approximately 60 acres will be dedicated to the City of Waynesboro Parks Department prior to issuance of Certificate of Occupancy for the 181st residential unit; provided that the applicant/developer, its successors or assigns shall maintain rights to record any/all temporary access and/or construction easements necessary to complete the scope of work identified or contemplated in the spirit and intent of the PUD Concept Plan.
3. The “District Home” building located on parcel 16-1-A will be demolished and properly disposed of within 90 calendar days of site plan or subdivision plat approval for the Streamside Development Area but in no event later than January 1, 2026.
PHASE DIAGRAM

PHASE 1
HOPEMAN RIDGE

PHASE 2
STREAMSIDE

PHASE 3
WESTFIELD

PHASE 4
DUKE ROAD

DEVELOPMENT AREA DIAGRAM

DEDICATED PARKLAND

WESTFIELD DEVELOPMENT AREA

STREAMSIDE DEVELOPMENT AREA

DUKE ROAD DEVELOPMENT AREA
NORTHERN BOUNDARY OF HOPEMAN RIDGE DEVELOPMENT AREA PARCEL TO MAINTAIN 10' OFFSET FROM EXISTING SANITARY SEWER EASEMENT